



In the next submittal please provide a cover sheet with standard signature blocks. Please make sure to include the engineer's stamp and signature and owner/developer's signature for corresponding blocks. Please reference attached document for TIS signature blocks.

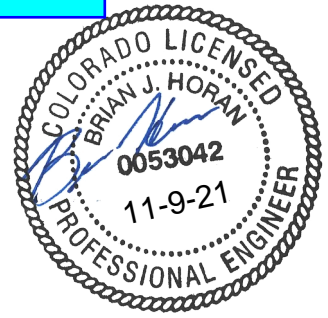


To: Elizabeth Nijkamp
Engineer Manager, El Paso County

From: Brian Horan, PE

Date: 9 November 2021

Re: **Northcrest Business Center: Traffic Memorandum
El Paso County, CO**



INTRODUCTION

This memorandum provides the results of a traffic analysis performed in support of an approximately 3.32-acre lot in the County of El Paso, Colorado. Generally, the site is located north of Constitution Avenue, west of Canada Drive, south of Bismark Road and east of Peterson Road. Specifically, the site is located on Parcels 53323-09-004, 53323-09-005, and 53323-09-006 and is currently vacant. The site location is shown on Figure 1.



Figure 1 – Site Location

The Applicant, Leisure Construction, proposes to develop the site with a 31,215 square feet (SF) business center (light industrial). A full-sized copy of the site plan is provided as Attachment I. The following memorandum has been prepared for the County of El Paso as requested. The purpose is to determine the traffic forecasted by the proposed project and potential impacts to the surrounding roadways.



EXISTING CONDITIONS

As shown on the site plan provided as Attachment 1, the site is proposed to be accessed via two access locations along Canada Drive as well as shared access to the property to the west. The property to the west has established access to Bismark Road to the north. Peterson Road and Constitution Avenue provide regional access to the property. No roadway improvements were identified in the area.

Constitution Avenue is classified as a minor arterial by the County of El Paso and runs east-west. In the vicinity of the site, Constitution Avenue is a divided four-lane roadway with a raised median, auxiliary turn lanes, and has a posted speed limit of 45. The intersection of Constitution Avenue and Peterson Road operate under signalized control and the intersection of Constitution Avenue and Canada Drive operate under unsignalized control.

Peterson Road is classified as a minor arterial by the County of El Paso and runs north-south. In the vicinity of the site, Peterson Road is a divided four-lane roadway with a center left turn lane and has a posted speed limit of 35. The intersection of Peterson Road and Constitution Ave operate under signalized control and Peterson Road and Bismark Road operate under unsignalized control.

Bismark Road is classified as a local roadway by the County of El Paso and runs east-west. It is an undivided two-lane roadway primarily providing access to residential units. There is an assumed speed limit of 25 mph. The intersections of Bismark Road with Peterson Road and Canada Drive both operate under unsignalized control. ADTs and peak hour traffic along this roadway are consistent with the roadway section and operates with additional capacity available.

Canada Drive is classified as a local roadway by the County of El Paso and runs north-south. It is an undivided two-lane roadway primarily providing access to residential units. The posted speed limit along Canada Drive is 25 mph. The intersections of Canada Drive with Constitution Avenue and Bismark Road both operate under unsignalized control. ADTs and peak hour traffic along this roadway are consistent with the roadway section and operates with additional capacity available.

The Major Transportation Corridor Plan (MTCP) was reviewed to determine if any roadway improvements were anticipated in the immediate study area. No such improvements were identified. Additionally, at the time of this writing, no improvements from area development was identified that would impact the proposed development.

TRIP GENERATION

Trip generation forecasts for the site were based on rates/equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and industry standard methodologies. The trip generation of the proposed development are provided in Table 1 below. The use is expected to generate 22 AM peak hour, 20 PM peak hour, and 155 average daily trips upon completion.

These trips would be divided among the two access points along Canada Drive as well as the shared access along Bismark Drive. This would represent fewer than 10 vehicles at any site entrance in or out of the site during the peak hour. As required by the County an assessment of 20 year projections for this area would suggest minimal increase. Limited development or redevelopment options exist in the area that would increase traffic at the proposed entrances. It is anticipated that short and long range forecasts at the entrance would remain relatively consistent with existing conditions.

As mentioned above, the Applicant is proposing two accesses to the site via Canada Drive and shared access to the site to the west which has access to Bismark Road. Presently, Constitution Avenue has auxiliary lanes in both the east- and westbound direction at the Canada Drive intersection. Based on the trip generation contained herein, the proposed development would not significantly impact the surrounding corridor.

Table 1

Northcrest Business Center
Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Northcrest Business Center (light industrial)	110	31,215	SF	19	3	22	3	17	20	155

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition

CONCLUSIONS

The conclusions of this analysis are as follows:

1. The subject site is a standalone project in the County of El Paso, Colorado.
2. The proposed project is forecasted to generate 22 new AM trips, 20 new PM trips, and 155 new daily trips on average.
3. Auxiliary lanes current exists in both the east- and westbound directions at Canada Drive.
4. Based on the trip generation contained herein, the proposed light industrial development would not significantly impact the surrounding roadways. Short and long range forecasts for the access locations would remain generally consistent with existing conditions.
5. No improvements are required or recommended above and beyond what is required on site for the construction of the use.
6. Road Impact Fees will be due by the Applicant at the last land use approval consistent with the use and Impact Fee schedule.

We trust that the information contained herein satisfy the request of the County of El Paso, Colorado. If you have any questions or need further information, please contact Brian Horan at BrianHoran@GallowayUS.com or 303-770-8884.

Attachment I
Site Plan

ADJ PROP
53323 08 031
2508 WEYBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 032
2507 WEYBURN WAY
RS-6000 CAD-O
RESIDENCE

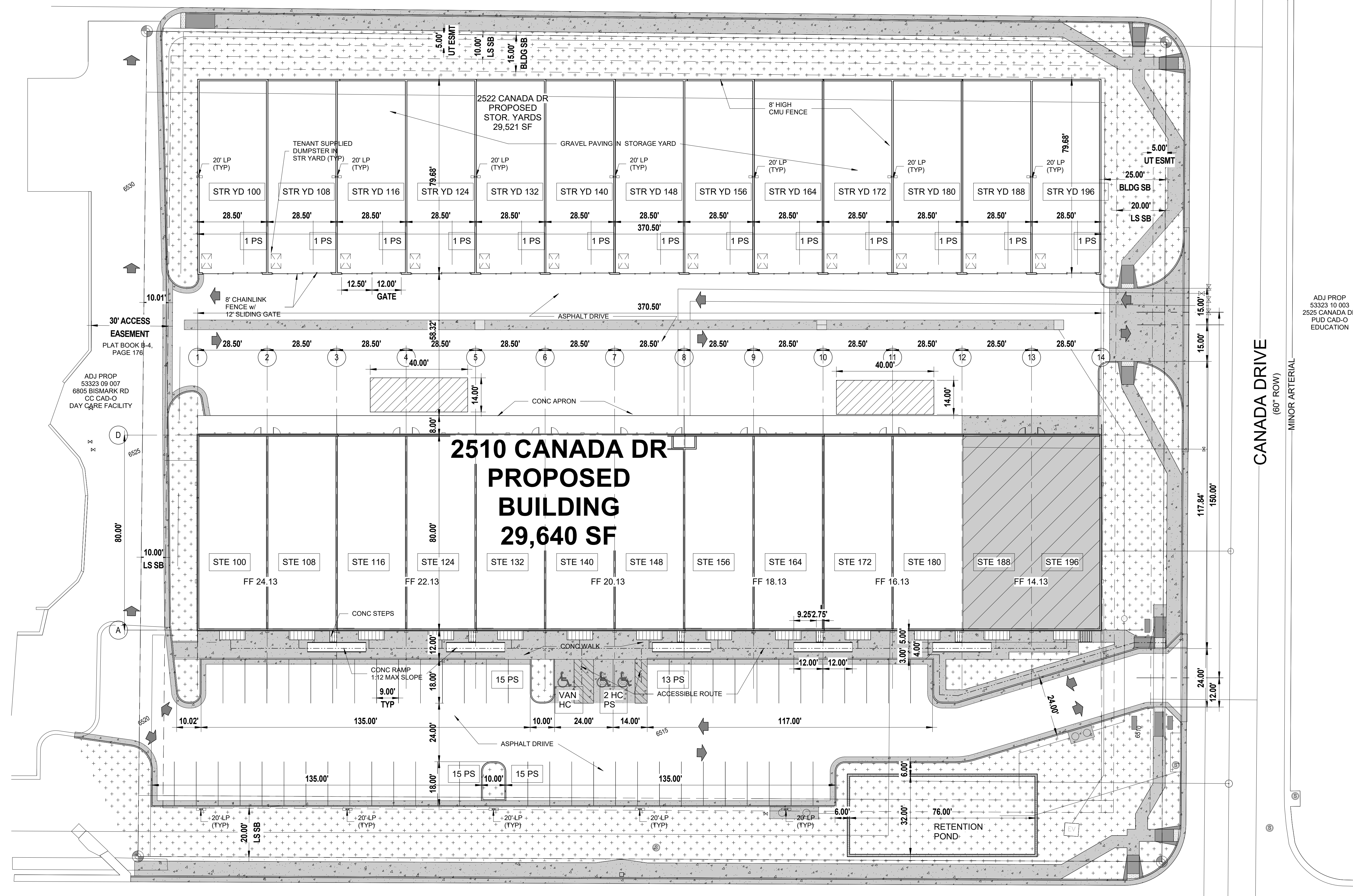
ADJ PROP
53323 08 040
2630 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 041
2610 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 042
2605 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 043
2625 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

BISMARCK ROAD
(80' ROW)
LOCAL



ADJ PROP
53323 09 007
6805 BISMARCK RD
CC CAD-O
DAY CARE FACILITY

ADJ PROP
53323 10 003
2525 CANADA DR
PUD CAD-O
EDUCATION

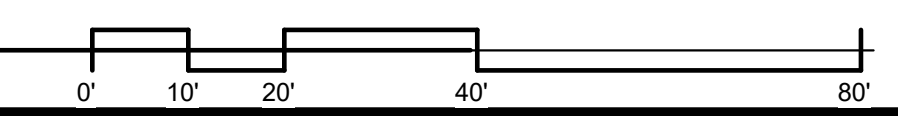
CONSTITUTION AVE
(120' ROW)
MINOR ARTERIAL

CANADA DRIVE
(60' ROW)
MINOR ARTERIAL

1 DEVELOPMENT SITE PLAN
DP.02 SCALE: 1" = 20'-0"

ADJ PROP
54052 18 002
CANADA DR
CC CAD-O
BUSINESS

ADJ PROP
54052 07 050
2455 CANADA DR
RM-30 CAD-O
APARTMENTS



PCD FILE NO PPR-21-036

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil/Planning

RMG
ENGINEERS ARCHITECTS

Architectural
Structural
Forensic

SOUTHERN COLORADO
19375 BEAUCHIE RD., MONUMENT, CO 80132
SOUTHERN COLORADO CIVIL/PLANNING, NORTHWEST CORNER

NORTHCREST CENTER

2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922

LEISURE CONSTRUCTION

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DEVELOPMENT SITE PLAN

PROJECT STATUS
DEVELOPMENT PLANS

SHEET NAME	ARCH/ENG	KEM
DRAWN	JDZ	
CHECKED	km	
DATE	11.03.21	
REVISION	DATE	
JOB NO.	180649	
SHEET NO.	DP.02	